



**Board of Commissioners of Cook County
Report of the Zoning and Building Committee**

Wednesday, January 15, 2014

10:00 AM

*Cook County Building, Board Room, 569
118 North Clark Street, Chicago, Illinois*

SECTION 1

ATTENDANCE

Present: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

SPECIAL USE

14-0546

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a Special Use for construction of a new water storage tank to replace the current obsolete elevated storage tank

Township: Lyons

County District: 17

Application Number: SU-13-05

Zoning Number: 13066

Docket Number: 8937

Property Address: 5900 South Willow Springs Road, LaGrange, Illinois

Property Description: The Subject Property consists of an approximately 1.75 acre (containing 3 lots) located on the West side of Willow Springs Road, approximately 96.45 feet North of 59th Place in Lyons Township

Owner: LaGrange Highlands Sanitary District

Applicant: Thomas Cisar

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant, a Sanitary District organized under Illinois law, seeks a permitted Special Use to have its property declared a Special Use (PINs 18-17-301-019-0000, 18-17-301-020-000 & 18-17-301-021-000). This will permit the construction of a new water storage tank to replace the current obsolete elevated storage tank and for other improvements to its waterworks facility which has existed on the site for over forty years.

Recommendation: The Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/6/2013

Zoning Board Recommendation date: 12/16/2013

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Commissioner Tobolski, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer(1)

VARIATIONS

14-0595

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the Cook County Zoning Ordinance District to: (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 6.36 feet and (2) reduce the left interior side yard setback from the minimum required 10 feet to proposed 3 feet.

Township: Proviso

County District: 17

Application Number: V-13-58

Zoning Number: N/A

Docket Number: N/A

Property Address: The commonly known address is 1302 South Hamilton Ave. Elmhurst, Illinois.

Property Description: The Subject Property consists of .23 of an acre located on the West side of Hamilton Avenue approximately 86.50' South of Dickens Street in Proviso Township

Owner: Robert Norwood

Applicant: Robert Norwood

Current Zoning: R-5 Single Family Residence District

Intended use: Variance is sought in order to bring existing property into compliance and to construct a detached garage.

Recommendation: The Application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/16/2013, 11/18/2013 and 12/16/2013

Zoning Board Recommendation date: 12/16/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Butler, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

14-0598

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the Cook County Zoning Ordinance in the to: (1) reduce the left corner side yard setback from the minimum required 25 feet to a proposed 22 feet, (2) reduce the right interior side yard setback from the minimum required 15 feet to an existing 3 feet, and (3) reduce the minimum required distance between the principle and accessory structures from the minimum required 10 feet to an existing 7 feet.

Township: Worth

County District: 6

Application Number: V-13-61

Zoning Number: N/A

Docket Number: N/A

Property Address: Commonly known address is 13060 S. Monitor Avenue, Palos Heights, Illinois.

Property Description: The Subject Property consists of approximately .75 acres, located on the Northwest corner of West 131st Street & South Monitor Avenue

Owner: Robert Carroll

Applicant: Robert Carroll

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought in order to bring existing structures into compliance and to construct a residential addition.

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 11/18/2013 and 12/16/2013

Zoning Board Recommendation date: 12/16/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Butler, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

14-0601

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the rear yard setback from the minimum required 10 feet, as approved under Variance V-03-200, to an existing 6.76 feet.

Township: Schaumburg

County District: 15

Application Number: V-13-62

Zoning Number: N/A

Docket Number: 8942

Property Address: The commonly known address is 128 W. Pratt Blvd, Schaumburg, Illinois.

Property Description: The Subject Property consists of 0.44 acre located on the Northeast corner of Lincoln Street and Pratt Boulevard in Schaumburg Township

Owner: John Slavich

Applicant: John Slavich

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought to bring an existing residential addition into compliance.

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/04/2013

Zoning Board Recommendation date: 12/04/2013

County Board extension granted: N/A

A motion was made by Commissioner Schneider, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, Garcia, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

14-0604

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance in an R-5 Single Family Residence District, to reduce the right interior yard setback from minimum required 10 feet to a proposed 5 feet, to construct a detached garage.

Township: Worth

County District: 6

Application Number: V-13-63

Zoning Number: N/A

Docket Number: 8943

Property Address: The commonly known address is 11810 South Hamlin Avenue Alsip, Illinois.

Property Description: The Subject Property consists of 0.24 acre located on the West side of Hamlin Avenue approximately 78.20 feet south of 118th Street, in Worth Township

Owner: Charles Kamba

Applicant: Andrew Venamore - Danley's Garage World

Current Zoning: R-5 Single Family Residence District

Intended use: Construct a detached garage

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/04/2013

Zoning Board Recommendation date: 12/04/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore 16)

Absent: Gainer (1)

14-0624

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to (1) reduce the lot area from the minimum required 10,000 square feet to an existing 7,705 square feet, (2) reduce the minimum required lot width from 60 feet to an existing 58.36 feet and (3) reduce the rear yard setback from the minimum required 5 feet to a proposed 2 feet.

Township: Leyden

County District: 16

Application Number: V-13-64

Zoning Number: N/A

Docket Number: 8944

Property Address: The commonly known address is 10603 Nevada, Melrose Park, Illinois.

Property Description: The Subject Property consists of 0.17 acre located on the Southwest corner of Nevada Street and Geneva Avenue, in Leyden Township,

Owner: Ray Gunther

Applicant: Andrew Venamore - Danley's Garage World

Current Zoning: R-5 Single Family Residence District

Intended use: Variance is sought to replace an existing garage.

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/04/2013

Zoning Board Recommendation date: 12/04/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner García, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

14-0627

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a variance to the 2001 Cook County Zoning Ordinance to reduce the right interior side yard setback from the minimum required 15 feet to 2.33 feet.

Township: Thornton

County District: 4

Application Number: V-13-65

Zoning Number: N/A

Docket Number: 8945

Property Address: The commonly known address is 15502 Paxton Avenue, South Holland, Illinois.

Property Description: The Subject Property consists of 1.55 acre located on the West side of Paxton Avenue, approximately 830.96 feet South of Pulaski Road, in Thornton Township

Owner: Arcadio Fernandez

Applicant: Arcadio Fernandez

Current Zoning: R-4 Single Family Residence District

Intended use: Variance is sought to replace an existing garage

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/04/2013

Zoning Board Recommendation date: 12/04/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner García, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

14-0632

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a Variance to the Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of a fence, located in the Subject Property's corner side yard, from the maximum allowed 3 feet to an existing 4 feet

Township: Stickney

County District: 11

Application Number: V-13-66

Zoning Number: N/A

Docket Number: N/A

Property Address: The commonly known is 4949 S. Long Avenue, Chicago, Illinois.

Property Description: The Subject Property consists of approximately 0.519 acres, located on the Northeast corner of 51st Street & Long Avenue in Stickney Township

Owner: Stickney Township

Applicant: Louis S. Viverito

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a Variance to the Cook County Zoning Ordinance in the R-5 Single Family Residence District to increase the height of a fence, located in the Subject Property's corner side yard, from the maximum allowed 3 feet to an existing 4 feet.

Recommendation: Application to be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 12/16/2013

Zoning Board Recommendation date: 12/16/2013

County Board extension granted: N/A

A motion was made by Vice Chairman Murphy, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

MAP AMENDMENT

14-0589

Presented by: ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

RECOMMENDATION OF THE ZONING BOARD OF APPEALS

Request: Applicant seeks a Map Amendment to rezone the Subject Property from an R-4 Single Family Residence District to an R-5 Single Family District

Township: Lyons

County District: 17

Application Number: MA-13-01

Zoning Number: NA

Docket Number: NA

Property Address: The commonly known address is 918 West 57th Street, LaGrange Illinois.

Property Description: The Subject Property is approximately .69 acre and is bound by Plainfield Road on the North and West 57th Street on the South in Lyons Township

Owner: Vincent & Elizabeth Brandolino

Applicant: Marc Ozer

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a Map Amendment to rezone the Subject Property from an R-4 Single Family Residence District to an R-5 Single Family District in order to divide the Subject Property into two conforming lots and reconstruct two single family dwellings

Recommendation: Application be granted

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 10/28/2013

Zoning Board Recommendation date: 12/16/2013

County Board extension granted: N/A

A motion was made by Commissioner Gorman, seconded by Vice Chairman Murphy, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)

ADJOURNMENT

A motion was made by Commissioner Steele, seconded by Commissioner Reyes, that this was to adjourn the meeting.. The motion carried by the following vote:

Aye: Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Fritchey, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Suffredin, Tobolski and Moore (16)

Absent: Gainer (1)


SECTION 2

YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:

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|------------------------|--------------------------|
| File Id Number 14-0546 | Recommended for Approval |
| File Id Number 14-0595 | Recommended for Approval |
| File Id Number 14-0598 | Recommended for Approval |
| File Id Number 14-0601 | Recommended for Approval |
| File Id Number 14-0604 | Recommended for Approval |
| File Id Number 14-0624 | Recommended for Approval |
| File Id Number 14-0627 | Recommended for Approval |
| File Id Number 14-0632 | Recommended for Approval |
| File Id Number 14-0589 | Recommended for Approval |

Respectfully submitted,


Chairman


Secretary

*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at
<http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/>